



6 DOWNS CLOSE  
EASTBURY, HUNGERFORD

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## **6 DOWNS CLOSE, EASTBURY, HUNGERFORD, BERKSHIRE, RG17 7JW**

M4 (Junction 14) Approximately 4 miles; Marlborough 15 miles; Newbury 11 miles; Rail link to London Paddington from Hungerford (7 miles) in approximately 1 hour.

**A very special detached bungalow presented in stylish contemporary order throughout and located in this fashionable downland village in an area known as The Valley of The Racehorse. This fabulous property offers spacious, light and airy accommodation with potential to improve further (subject to consents).**

- \* Central village location \* Entrance hall \* Sitting room (with open 'Jetmaster' fire) \* Kitchen/dining room \* Orangery style conservatory
- \* Three/four bedrooms \* Two En suite bathrooms plus a family bathroom
- \* Single garage, workshop and carport \* Off-road parking \* Fabulous southerly facing rear garden with valley views



### **EASTBURY**

Eastbury is a sought-after village that lies approximately 4 miles from Junction 14 of the M4 and is set in the heart of the Lambourn Valley. Newbury is situated 11 miles to the south-east and Hungerford is only 8 miles. Eastbury has the pretty River Lambourn, a chalk bed river of SSI flowing through and is surrounded by exceptional countryside renowned for its connections to horse racing. It benefits from a much loved gastro pub, church, wonderfully scenic countryside walks. Lambourn is close by and offers everyday amenities including a GP surgery, pharmacy, dentist, convenience stores, bakers, butcher, as well as a hairdresser and sports centre/gym.



### **The Property**

Located in one of the most picturesque villages in West Berkshire, 6 Downs Close is a truly special immaculately presented detached bungalow that has been significantly extended and improved over recent years. A spacious entrance hall leads into a generous and bright sitting room with an open 'Jetmaster' fire set within a stone surround. The magnificent and well appointed kitchen/dining room has plenty of storage and work surfaces and is complimented by the addition of a beautiful orangery style conservatory that makes the most of the southerly aspect and views of the pretty garden and countryside. All of the bedrooms are a generous size, with the main bedroom having a fabulously luxurious bathroom suite. The guest room also has an en-suite shower room and three of the bedrooms have ample built-in wardrobe space. There is also a study that could easily become an additional bedroom if required. Finally, a family size bathroom completes the accommodation.

### **Outside**

To the front, there is a large gravel parking area with plenty of parking for several cars or perhaps a motor home. This leads to a car port that in turn leads to a single garage with an up-and-over door and has light and power. Beyond the garage is a large workshop/shed that could be developed further into extra accommodation or a home office/hobby room, if required. The rear garden has a large contemporary south facing terrace. This is an ideal area for dining al fresco and from where you can enjoy a view down of the lawned area, an ornamental pond, another informal seating area and the surrounding countryside. The garden is enclosed by panel fencing and has maturing trees and shrubs. The property has a total plot size of 1/3 acre.

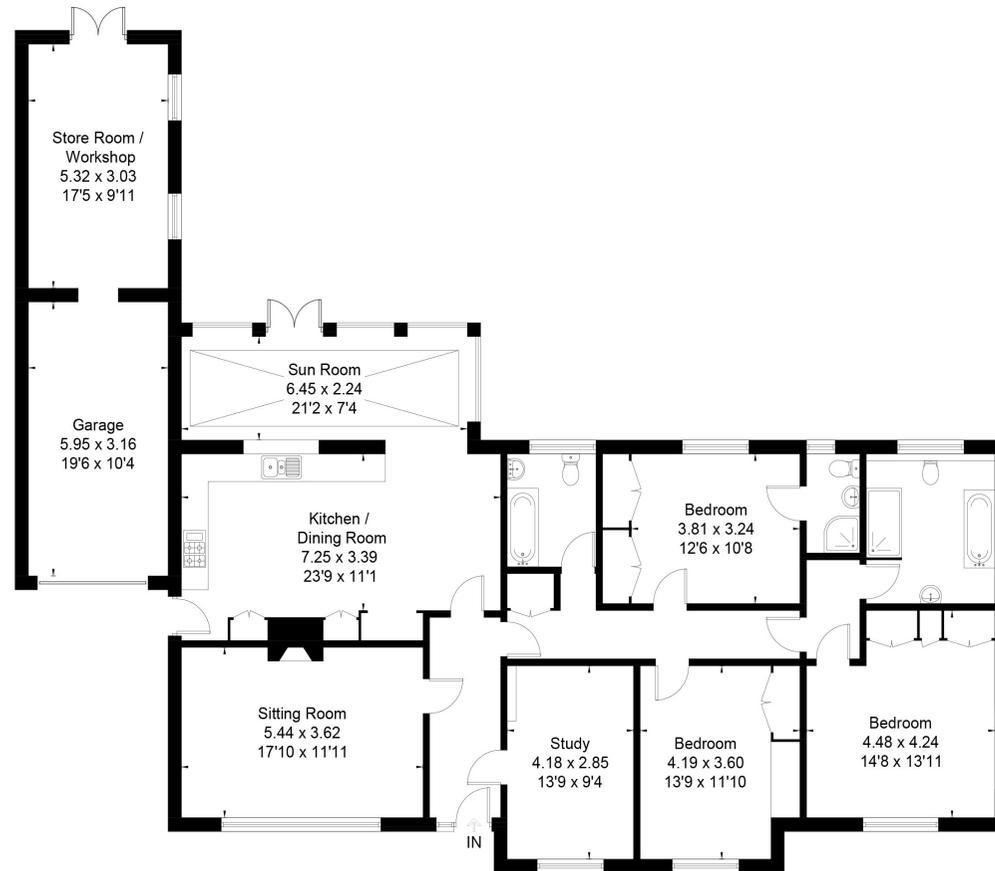
### **Services**

Main water and drainage. Oil fired central heating. Council tax band: F. Electric car charging point.



Approximate Floor Area = 168.3 sq m / 1811 sq ft  
 Garage / Store Room / Workshop = 36.5 sq m / 393 sq ft  
 Total = 204.8 sq m / 2204 sq ft

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Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104333

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	51 E	
21-38	F		
1-20	G		

**01672 514820**  
[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)

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